

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Montebello

State: CA

PJ's Total HOME Allocation Received: \$7,070,630

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
				PJs in State:	92	
Program Progress:						
% of Funds Committed	98.92 %	92.79 %	13	92.82 %	88	90
% of Funds Disbursed	87.71 %	81.26 %	27	82.38 %	63	64
Leveraging Ratio for Rental Activities	0.14	5.53	79	4.55	4	3
% of Completed Rental Disbursements to All Rental Commitments***	88.25 %	73.66 %	31	80.69 %	30	37
% of Completed CHDO Disbursements to All CHDO Reservations***	100.00 %	60.31 %	1	67.01 %	100	100
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	52.63 %	77.64 %	80	79.23 %	8	7
% of 0-30% AMI Renters to All Renters***	28.95 %	41.54 %	64	44.47 %	27	23
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	57.89 %	91.23 %	83	93.93 %	3	3
Overall Ranking:				In State:	62 / 92	Nationally: 21 20
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$74,216	\$31,525		\$24,984	38 Units	60.30 %
Homebuyer Unit	\$139,832	\$19,017		\$14,192	3 Units	4.80 %
Homeowner-Rehab Unit	\$49,766	\$26,126		\$20,036	22 Units	34.90 %
TBRA Unit	\$0	\$2,779		\$3,164	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montebello CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$82,489	\$176,223	\$43,892
State:*	\$117,655	\$105,717	\$26,671
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 2.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.04

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	90.0	0.0	27.3	0.0
Black/African American:	0.0	0.0	0.0	0.0
Asian:	0.0	0.0	9.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	10.0	100.0	63.6	0.0
----------	--	---	--	---

HOUSEHOLD SIZE:

1 Person:	0.0	33.3	40.9	0.0
2 Persons:	70.0	33.3	40.9	0.0
3 Persons:	26.7	33.3	4.5	0.0
4 Persons:	3.3	0.0	9.1	0.0
5 Persons:	0.0	0.0	4.5	0.0
6 Persons:	0.0	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.3	100.0	36.4	0.0
Elderly:	40.0	0.0	54.5	0.0
Related/Single Parent:	23.3	0.0	4.5	0.0
Related/Two Parent:	3.3	0.0	4.5	0.0
Other:	0.0	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	23.3	
No Assistance:	76.7	

of Section 504 Compliant Units / Completed Units Since 2001 9

* The State average includes all local and the State PJs within that state



** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montebello State: CA Group Rank: 21
 (Percentile)
 State Rank: 62 / 92 PJs Overall Rank: 20
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	88.25	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	100	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	52.63	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	57.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.7	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

